FORM D UNITED STATES OMB APPROVAL SECURITIES AND EXCHANGE COMMIS OMB Number: 3235-0076 Washington, DC 20549 Expires: April 30, 2008 FORM D. Estimated average burden NOTICE OF SALE OF SECURITIES hours per response...16 PURSUANT TO REGULATION D **SECTION 4(6), AND/OR** SEC Use Only UNIFORM LIMITED OFFERING EXEM Prefix Serial DATE RECEIVED Name of Offering (check if this is an amendment and name has changed, and indicate change.) TIC NASA Boulevard, LLC - \$12,600,000 Offering ☐ ULOE Filing Under (Check box(es) that apply): ☐ Rule 504 □ Rule 505 □ Rule 506 Section 4(6) Type of Filing: New Filing Amendment A. BASIC IDENTIFICATION DATA Enter the information requested about the issuer (check if this is an amendment and name has changed, and indicate change.) Name of Issuer TIC NASA Boulevard, LLC Address of Executive Offices (Number of Street, City, State, Zip Code) Telephone number (including area code) (800) 577-4842 101 North Main Street, 12th Floor, Greenville, South Carolina, 29601 Address of Principal Business Operations (Number and Street, City, State, Zip Code) Telephone number (including area code) (if different from Executive Offices) Brief Description of Business Real estate investment in a ground leasehold interest in a single-tenant, three-story office building and a separate singlestory auxiliary building located in Melbourne, Florida. Type of Business Organization corporation limited partnership, already formed other (please specify): Delaware Limited Liability Comp limited partnership, to be formed business trust Month Year 7 |0| 0 Actual or Estimated Date of Incorporation or Organization: Actual Estimated Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State: Ε D CN for Canada; FN for other foreign jurisdiction) GENERAL INSTRUCTIONS Federal: Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501, et seq., or 15 When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address. Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549. Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures. Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC. Filing Fee: There is no federal filing fee. This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed. ATTENTION Failure to file notice in the appropriate state will not result in loss of the federal exemption. Conversely, failure to file the

appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated

upon the filing of a federal notice.

Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

A. BASIC IDENTIFICATION DATA

 Each beneficial own issuer; Each executive offi 	ner having the powe	corporate issuers and of corporate	the past five years; t the vote or disposition of, 10 orate general and managing pa		
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	Executive Officer	☐ Director	General and/or Managing Partner
Full Name (Last name first, if FIC Properties, LLC	individual)				
Business or Residence Address 101 North Main Street	•		ina, 29601		
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner		Director	General and/or Managing Partner
Full Name (Last name first, if Boyd, John W.	individual)				
Business or Residence Addres 101 North Main Street			ina, 29601		
Check Box(es) that Apply:	☐ Promoter	☐ Beneficial Owner		☐ Director	General and/or Managing Partner
Full Name (Last name first, if Workman, Josh A.	individual)				
Business or Residence Addres 101 North Main Street			ina, 29601		
Check Box(es) that Apply:	☐ Promoter	☐ Beneficial Owner		☐ Director	General and/or Managing Partner
Full Name (Last name first, if Aiesi, Paul M.	individual)	1			
Business or Residence Addres 101 North Main Street		· ·	ina, 29601		
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner		Director	General and/or Managing Partner
Full Name (Last name first, if Watson, Brandy D.	individual)				
Business or Residence Addres 101 North Main Street			ina, 29601		
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, if Gordon, Trevor	individual)				
Business or Residence Addres 101 North Main Street	•		ina, 29601		

(Use blank sheet, or copy and use additional copies of this sheet, as necessary)

1				B. IN	FORMA	TION AB	OUT OF	FERIN	G			
	Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering?											No
2. Wha	it is the minin Le Compar	num investm 17 <i>FeSeFVE</i> :	ent that will s <i>the righ</i>	be accepted to accept	l from any in <i>t less than</i>	dividual? the minir	num purc	hase red	quirement (nal intere
3. Doe: 4. Enter solicitation registered broker or with the s. Full Name Mannin	s the offering r the informa n of purchase with the SEC dealer, you male of securiti (Last name ag, Peter J	permit joint tion requeste ers in connec and/or with nay set forth ies in this off first, if indiv	ownership of the defense of the defe	of a single un erson who hes of securit ates, list the ion for that h	nit? nas been or w ies in the off name of the broker or dea	vill be paid or ering. If a p broker or de aler only. *Li	r given, direcerson to be leader. If more	etly or ind isted is an		mmission or son or agent	Yes Similar rer of a broke associate	No muneration for or dealer decreases of the control of the contr
	or Residence Main Stre					de)						
	Associated Bi											
	Which Person											All States
AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
લ	[SC] XX	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]
miley,	e (Last name Curtis or Residence ligh Bluff	Address (Nu	imber and S									_
	Associated Bradent Fina			i								
	Which Person											All States
AL]	[AK]	[AZ]	[AR] XX	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]XX	[GA]XX	[HI]	[ID]
IL] XX	[IN] XX	[IA] XX	[KS]XX	[KY]	[LA]	[ME]	[MD] XX	[MA]	[MI]	[MN]	[MS]	[MO]
мтј	[NE]	[NV]	[NH]	[[[]	[NM]XX	[NY]XX	[NC]XX	[ND]	[OH]XX	[OK]	[OR]	[PA]
RIJ	[SC]	[SD]	[TN]	[TX]	[UT]	[TV]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]
	(Last name		ridual)	•								
	or Residence ork Road,					de)						
	Associated B						•••					
	Which Persor											All States
AL]	[AK]	[AZ]	[AR]	[CA] XX	[CO]	[CT]	(DE)	[DC]	[FL]XX	[GA]	[HI]	[ID]
iL]XX	[IN]	[1A]	[KS]	[KY] XX	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[YY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
R!]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

,				В. 1	NFORM	ATION A	BOUT O	FFERIN	G			
1. Ha	Answer also in Appendix, Column 2, if filing under ULOE.											No
2. Wh	nat is the min	imum invest	ment that w	ill be accept	ed from any	individual?				\$ 504,00		oual intar
	•	_	_		pt less tha					ana to iss	Yes	No
4. Entraction solicitation registere broker of with the Full Nan Hornin	ter the inform on of purcha d with the SI r dealer, you sale of secur ne (Last nam ng, Rober	nation reques sers in conne EC and/or wi may set forth ities in this o e first, if indi t A.	sted for each ection with s th a state or h the inform offering. ividual)	person who ales of secu- states, list thation for tha	unit? has been or rities in the o he name of th at broker or d	will be paid ffering. If a le broker or c ealer only. *	or given, dir person to be lealer. If me	rectly or ind listed is an ore than five	irectly, any c associated posts (5) persons	erson or age: to be listed a	nt of a broke re associate	er or dealer d persons of
		e Address (N Suite 600,			State, Zip C A 90401	ode)						
Direct	Capital S	Broker or De Securities,	Inc.									
					Solicit Purch						⊠	All States
(AL)	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	(DE)	[DC]	[FL]	[GA]	(HI)	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
RI)	[SC]	[SD]	[TN]	[TX]	(UT)	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]
Name of	Associated	Broker or De	aler								_	
					Solicit Purch							All States
AL)	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[НП]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
RI]	(SC)	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]
ull Nan	ne (Last nam	e first, if ind	ividual)									
Business	or Residence	e Address (N	Number and	Street, City,	State, Zip C	ode)					<u> </u>	
Name of	Associated	Broker or De	aler									-
					Solicit Purch							All States
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
(IL)	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[МП	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[XX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES, AND USE OF PROCEEDS

1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter transaction is an exchange offering, check this box \(\square\) and indicate in the columns below the amounts of exchanged.	ihe	"0" if i securiti	he answer is es offered fo	none' r excha	or "zero." If inge and already
	Type of Security		Aggrega Tering F		Amo	ount Already Sold
	Debt	\$	0		\$	0
	Equity	\$	0		\$	0
	Common Preferred					
	Convertible Securities (including warrants)	\$	0		\$	0
	Partnership Interests	\$	0		\$	0
	Other (Tenant In Common Interests)	\$	12,60	0,000	\$ 5	,240,340
	Total	\$	12,60	0,000	\$ 5	,240,340
Ans	swer also in Appendix, Column 3, if filing under ULOE.		,	,		
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if the answer is "none" or "zero."		Numbe nvestors		Doll	ggregate ar Amount Purchases
	Accredited Investors	\$	7		\$ 5	,240,340
	Non-accredited Investors.	\$	0		\$	0
	Total (for filings under Rule 504 only)	\$	0		\$	0
	Answer also in Appendix, Column 4, if filing under ULOE.					
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type					
	listed in Part C - Question 1.		ype of		Doll	ar Amount
	Type of Offering	S	ecurity		•	Sold
	Rule 505	_			\$	
	Regulation A	_			\$_	
	Rule 504				\$	
	Total		. .	<u>-</u>	\$	
4.	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estin and check the box to the left of the estimate.					
	Transfer Agent's Fees			🗖	\$	
	Printing and Engraving Costs			\boxtimes	\$	10,000
	Legal Fees.			🖾	\$	40,000
	Accounting Fees	١		🛛	\$	
	Engineering Fees				\$	
	Sales Commission (specify finders' fees separately)			\boxtimes	\$	882,000
	Other Expenses (due diligence fees, marketing expenses and miscellaneous offering expenses)			\boxtimes	\$	349,800
	Total			🛛	\$	1,281,800

C.	OFFERING PRICE,	NUMBER OF	F INVESTORS.	EXPENSES, A	AND I	USE OF	PROCEEDS
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\$ 11,318,200

	and	er the difference between the aggregate total expenses furnished in response to s proceeds to the issuer."			\$ <u>11,318.</u>	200	
i.	each of th check the	e purposes shown. If the amount for a	proceeds to the issuer used or proposed to be used for into purpose is not known, furnish an estimate and tall of payments listed must equal the adjusted gross of C Ouestion 4 b. above.	or			
	process		ar o Quanton nor above.	Ι	Payments to Officers, Directors & Affiliates	•	nents To thers
	Salaries a	nd fees		□ \$	0	□ \$	0
	Purchase (of real estate		□ \$	0	⊠ \$	9,800,000
	Purchase,	rental, or leasing and installation of it	nachinery and equipment	□ \$	0	□ \$	0
	Construct	ion or leasing of plant buildings and fa	acilities	□ \$	0	□ \$	0
		on of other businesses (including the v					
	pursuant t	o a merger)		□ \$	0	□ \$	0
	Repaymer	nt of indebtedness (refinance of interir	n loans)	□ \$	0	□ \$	0
	Working	capital (reserves)		□ \$	0	⊠ \$	0
	Other (spe	ecify): acquisition and transaction cost	s, carrying and closing costs, and	፟ \$	801,639	፟ \$	716,561
	profit on 1	resale of tenant in common interests		_			
	Column T	otals		⊠ \$	801,639	⊠ \$	10,516,561
	Total Payr	ments Listed (column totals added)			⊠ \$ <u>11</u>	,318,200	
			D. FEDERAL SIGNATURE	<u> </u>	· ·		-
ons	stitutes an u	duly caused this notice to be signed by ndertaking by the issuer to furnish to any non-accredited investor pursuant	the undersigned duly authorized person. If this notice the U. S. Securities and Exchange Commission, upon to paragraph (b)(2) of Rule 502.	ce is filed written re	under Rule 50: equest of its sta	5, the followin ff, the informa	g signature ntion furnished
	er (print or C NASA	type) Boulevard, LLC	Signature &		Date	20/07	
	ne of Signer nn W. Bo	(print or type) yd	Title of Signer (print or type) Chief Executive Officer				
			ATTENTION				
nte	entional n	nisstatements or omissions of fac	et constitute federal criminal violations. (See	18 U.S.	C. 1001.)		
_							

1,	Is any party described in 17 CFR 230.252 provisions of such rule?	Yes No □ □NOT APPLICABLE							
		See Appendix, Column 5, for state response.							
2.	The undersigned issuer hereby undertakes 239.500) at such time as required by state	to furnish to any state administrators of any state in which law.	ch this notice is filed, a notice on Form D (17 CFR						
3.	The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.								
4.		issuer is familiar with the conditions that must be satisfichis notice is filed and understands that the issuer claiming satisfied. NOT APPLICABLE							
	issuer has read this information and knows norized persons.	the contents to be true and has duly caused this notice to	be signed on its behalf by the undersigned duly						
	er (print or type) C NASA Boulevard, LLC	Signature A R.	9/20/07						
	ne of Signer (print or type) nn W. Boyd	Title of Signer (print or type) Chief Executive Officer							

E. STATE SIGNATURE

Instruction:
Print the name and title of the signing representative under this signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

1	2		3		4 5 Disqualification							
	to non- investo	nd to sell accredited ors in State B-Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)			under State ULOE (if yes, attach explanation of waiver granted (Part E-Item 1) NOT APPLICABLE						
	.,		\$12,600,000 in Tenant in Common Interests	Number of Accredited		Number of Non-Accredited						
State AL	Yes	No X	Interests - \$12,600,000	Investors	Amount	Investors	Amount	Yes	No			
AK		x	Interests - \$12,600,000									
ΑŻ		x	Interests - \$12,600,000					<u> </u>	<u></u>			
AR	1	x	Interests - \$12,600,000				<u> </u>					
CA		x	Interests - \$12,600,000	3	3,359,160		<u> </u>					
со		x	Interests - \$12,600,000		3,337,100		<u> </u>					
СТ		x	Interests - \$12,600,000				<u></u>					
DE		х	Interests - \$12,600,000	<u> </u>	\ <u></u>							
DC		x	Interests - \$12,600,000				<u> </u>					
FL		X	Interests - \$12,600,000			:		<u> </u>				
GA		х	Interests - \$12,600,000		<u> </u>	···						
HI		х	Interests - \$12,600,000									
ID	· 	х	Interests - \$12,600,000	•		ı	· · · · · ·					
IL	· ·	х	Interests - \$12,600,000	i	448,560							
IN		х	Interests - \$12,600,000									
lA		х	Interests - \$12,600,000									
KS		х	Interests - \$12,600,000									
KY		х	Interests - \$12,600,000									
LA		х	Interests - \$12,600,000									
ME		х	Interests - \$12,600,000									
MD		х	Interests - \$12,600,000									
MA		х	Interests - \$12,600,000									
MI	-	х	Interests - \$12,600,000									
MN		х	Interests - \$12,600,000		,							
MS		х	Interests - \$12,600,000									
МО		х	Interests - \$12,600,000									

APPENDIX

-		2] 3			4			5	
	Intend to sell to non-accredited investors in State (Part B-Item 1) Type of security and aggregate offering price offered in state (Part C-Item 1)				Type of investor and amount purchased in State (Part C- Item 2)					
State	Yes	No	\$12,600,000 in Tenant in Common Interests	Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No	
MT		x	Interests - \$12,600,000							
NE		х	Interests - \$12,600,000	:	· · · · · · · · · · · · · · · · · · ·					
NV		х	Interests - \$12,600,000				. =			
NH		х	Interests - \$12,600,000							
ŊJ		х	Interests - \$12,600,000			1				
NM		Х	Interests - \$12,600,000			1	<u>, </u>			
NY		х	Interests - \$12,600,000	1	500,220					
NC		х	Interests - \$12,600,000							
ND		х	Interests - \$12,600,000							
ОН	·	х	Interests - \$12,600,000	·						
ОК		Х	Interests - \$12,600,000		· · · . · . · . · .	,				
OR		х	Interests - \$12,600,000	1	554,400					
PA		х	Interests - \$12,600,000							
RI		х	Interests - \$12,600,000							
SC		х	Interests - \$12,600,000	1	378,000					
SD		х	Interests - \$12,600,000							
TN		х	Interests - \$12,600,000							
TX		х	Interests - \$12,600,000							
UΤ		х	Interests - \$12,600,000							
VT		х	Interests - \$12,600,000							
VA		х	Interests - \$12,600,000							
WA		х	Interests - \$12,600,000							
ΨV		х	Interests - \$12,600,000							
Wi		х	Interests - \$12,600,000							
WY		х	Interests - \$12,600,000							
PR										

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